

El Sobrante Municipal Advisory Council

**3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the month
7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

The ESMAC is an Advisory Body to the Board of Supervisors

Chair: George Cleveland, **Vice Chair:** James Hermann, **Secretary:** Tom Owens,
Treasurer: George Cleveland, **Member at-Large:** Barbara Pendergrass

The El Sobrante Municipal Advisory Council (ESMAC), or subcommittees of the ESMAC, will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the chair, George Cleveland, at least 24 hours before the meeting. Phone Number 510-289-3857.

"Printed agendas are available for review at the El Sobrante Library and the Sheriff's Annex.
Electronic copies are available for download at www.cocobos.org/gioia/elsobrantemac"

AGENDA for Wednesday, June 8, 2016 7:00 P.M.

Pledge of Allegiance

Call to Order/Welcome/ Roll Call

Treasurer's Report

Approval of Minutes- February 10, 2016 and May 11, 2016. No meetings in January, March, or April due to lack of quorum

Introductions of Speakers/ Guests/ Topics

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Sean Yates
Questions – limit 2 minutes per speaker

P.2 Presentation by a California Highway Patrol Officer
Questions – limit 2 minutes per speaker

P.3 Presentation by Contra Costa County Fire Battalion Chief, Jim Huntze
Questions – limit 2 minutes per speaker

P.4 Presentation by Angela Villar, Contra Costa County Public Works, Appian Way Complete Streets project
Questions – limit 2 minutes per speaker

P.5 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report.
Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda

Limit 2 minutes per speaker

Discussions Items – The Council will consider and take action on the following:

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department- see attachment for detail

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

Questions – Limit 2 minutes per speaker

Information Items

I.1 El Sobrante Stroll – confirmed that the MAC won't have to pay for a booth

Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

Public Comment – for items not on the agenda

Limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Upcoming ESMAC Meetings

Adjournment

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, MAY 24, 2016
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Marvin Terrell, Don Snyder, Jeffrey Wright

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 7:00 P.M.****

1. PUBLIC COMMENTS:
2. GENERAL PLAN AMENDMENT: PUBLIC HEARING
- 2a. 2005-2020 CONTRA COSTA COUNTY GENERAL PLAN – AMENDMENT TO THE LAND USE ELEMENT RELATED TO BUCHANAN FIELD AIRPORT (County File: GP#16-0002): This County-initiated General Plan Amendment would revise Land Use Element Policy 3-98, which currently limits development to 18,500 square feet on the 3-acre portion of the subject parcel designated “Business Park” in the County General Plan. The County proposes to increase the development limit to 52,300 square feet in anticipation of the site being developed with light industrial/business park uses. The subject parcel is located at 550 Sally Ride Drive in the unincorporated Concord area. (Zoning: U, Unrestricted) (Parcel Number: 125-010-023) WRN Staff Report
3. REZONING: PUBLIC HEARING
- 3a. ALAMO GLEN, LLC. (Applicant and Owner), County Files #RZ15-3229: The project proposes to rezone the 2.41-acre site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site. The project includes a dedication of land to the County for the completion of improvements to the public road, Royal Oaks Drive, from which proposed Parcels A, B, and C will be accessed. Parcel D will be accessed from Alamo Glen Trail, a fully-improved public road. The project proposes to remove 48 code-protected trees from the site, and to work within the drip line of 26 trees that are located on adjacent properties. The subject property is located at 20 Alamo Glen Trail, in Alamo. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: General Agricultural, A-2) (Parcel Numbers: 193-210-008, 193-861-022) SG Staff Report
4. MINOR SUBDIVISION: PUBLIC HEARING
- 4a. ALAMO GLEN, LLC. (Applicant and Owner), County File #MS15-0002: The project proposes to subdivide the lot into four parcels (ranging in area from 20,687 to 28,877 square feet) with the intent to develop each resultant parcel with a single-family residence in the future. The project includes a dedication of land to the County for the completion of improvements to the public road, Royal Oaks Drive, from which proposed Parcels A, B, and C will be accessed. Parcel D will be accessed from Alamo Glen Trail, a fully-improved public road. The project proposes to remove 48 code-protected trees from the site, and to work within the drip line of 26 trees that are located on adjacent properties. The subject property is located at 20 Alamo Glen Trail, in Alamo. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: General Agricultural, A-2) (Parcel Numbers: 193-210-008, 193-861-022) SG Staff Report

5. STAFF REPORT:
6. COMMISSIONERS' COMMENTS:
7. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JUNE 14, 2016.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 96 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 16, 2016

30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. COMPLETE WIRELESS CONSULTING INC. C/O MARIA KIM (Applicant) - SEVENTH DAY ADVENTIST CHURCH (Owner), County File #LP15-2047: The applicant requests approval of a land use permit to establish a new Verizon wireless telecommunications facility disguised as a cupola on top of an existing church. The equipment for the wireless facility at ground level is located in a 306 square-foot lease area at the rear of the subject property, behind the church. The wireless facility includes 9 antennas within the faux cupola. The equipment at ground level includes a backup diesel generator. Approval of a tree permit is also requested to allow work within the driplines of 5 code-protected trees for the purpose of trenching for utilities to be ran underground from the lease area to the public right-of-way (Appian Way). The subject property is located at 980 Appian Way in the unincorporated El Sobrante area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: R-7, Single-Family Residential) (Parcel Number: 430-280-020) DV Staff Report

TO BE CONTINUED TO
JUNE 6, 2016

- 2b. JONATHAN KENDLER, CENTURY MANAGEMENT CO. (Applicant) - HOFMANN HOLDINGS LP (Owner), County File #LP16-2001: The applicant requests approval of a Land Use Permit / Development Plan to establish a master take-out food establishment permit for the Discovery Bay Shopping Center, allow a weekly outdoor farmers market, and up to 10 outdoor non-profit special events, and to revise Development Plan DP87-3080, Condition of Approval #1, to update the site plan for the Shopping Center and allow commercial office and retail uses in all three existing buildings at the Shopping Center. The application includes a Variance from the parking required under the Contra Costa County Code for the Discovery Bay Shopping Center. The project site is located at 1520 Discovery Bay Boulevard and 1540 Riverlake Road in the Discovery Bay area in unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Parcel Numbers: 004-182-005, 004-182-006) SM Staff Report

- 2c. JEREMY COOK (Applicant) - CONCORD BIBLE CHURCH (Owner), County File #LP16-2004. The applicant is requesting approval of a land use permit for the purpose of constructing a \pm 6,750 square-foot sports court for the use of the existing church and private school on site. The sports court will consist of a full-court basketball area, a four-square area and an "awana circle". In addition, the applicant also proposes a 25-foot-tall lamp post to provide lighting for the sports court area, as well as associated electrical improvements. The project is located at 4975 Concord Boulevard in the unincorporated Concord area. (Zoning: R-10, Single Family Residential Zoning District) (Parcel Number: 116-120-031) AV Staff Report

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. FRANK SADIGHPOUR (Applicant) - SHAHIN SHARIFI (Owner), County File DP16-3002: The applicant is requesting approval of Small Lot Design Review Development Plan to demolish an existing 989 square-foot single-family residence and to construct a new 2,220 square-foot one-story single-family residence with a 494 square-foot garage, a 139 square-foot front yard covered porch, and a 155 square-foot rear yard covered deck. This application includes a tree permit to remove one multi-stemmed pine tree (16 - 24 inches in diameter). The subject property is located at 192 High Street in the Pacheco area. (Zoning: R-10, Single-Family Residential) (Parcel Number: 125-281-010) JI Staff Report

4. COMPLIANCE REVIEW: PUBLIC HEARING

- 4a. RON CARTER (Applicant) - BRIAN ALLEN (Owner), County File #CV16-0003: The applicant requests approval to modify conditions of approval #28 and #34 of County File #MS13-0007. The proposed modification would allow an exception to the requirement to construct frontage improvements (Condition #28) along Center Street, and an exception to the requirement to underground utilities (Condition #34) for the approved 2 lot subdivision. The subject property is a .53-acre lot located on Center Street in the Walnut Creek area. The minor subdivision was approved by the County Zoning Administrator on August 18, 2014. The subject property is located at 632 Center Street in the unincorporated Walnut Creek area. (Zoning: R-10, Single-Family Residential) (Parcel Number: 184-140-024) DV Staff Report
- 4b. ABDULLA & NAGIB MOHAMED (Applicants and Owners), County File #CV16-0035: The purpose of the Alcoholic Beverage Sales Commercial Activities zoning ordinance, Chapter 82-38 (Alcohol Ordinance), is to protect and promote the public health, safety and general welfare by establishing land use requirements and criteria to regulate alcohol sales in the unincorporated County. This is a public hearing to receive testimony on whether the operating methods of the deemed approved activity related to the sale of alcohol at the Sunset Market are causing negative impacts in the surrounding community. The hearing officer will determine whether the activity conforms to the Deemed Approved Performance Standards set forth in Section 82-38.808 and consider the Deemed Approved Status of the Sunset Market. The subject property is located at 1502 Fifth Street in North Richmond. (Zoning: P-1, North Richmond Planned Unit District) (Parcel Number: 409-110-011) GK Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 6, 2016. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

**NOTICE OF A PUBLIC HEARING BEFORE THE
CONTRA COSTA COUNTY BOARD OF SUPERVISORS**

ZONING TEXT AMENDMENT

NOTICE is hereby given that on Tuesday May 24, 2016, at 9:30 a.m., in the County Administration Building, 651 Pine Street, (Corner of Pine and Escobar Streets), Martinez, California, the Contra Costa County Board of Supervisors will hold a public hearing to consider the following matter:

AMENDMENT TO THE COUNTY ORDINANCE CODE THAT ADDS CHAPTER 88-24, WIRELESS TELECOMMUNICATION FACILITIES ORDINANCE (File #ZT13-0001): This is a hearing on a County initiated proposal to adopt an amendment to the County Ordinance Code, which sets forth criteria for the processing and approval of wireless telecommunication facilities in the unincorporated areas of Contra Costa County.

The Wireless Telecommunication Facilities Ordinance is intended to facilitate the provision of high quality wireless telecommunications by the various service providers in the County while avoiding adverse visual and aesthetic impacts, as well as protecting and enhancing public health, safety, and welfare. Upon its adoption by the Board, the ordinance will supersede the County's 1998 Telecommunications Policy.

Description of the Proposed Wireless Telecommunication Facilities Ordinance

The proposed ordinance allows for four types of wireless telecommunication facilities permits, including a land use permit, a wireless facility access permit for a facility within a County right-of-way, a minor wireless facility alteration permit, and a wireless facility collocation permit.

- A land use permit would be processed for a new wireless telecommunication facility or a substantial change to an existing facility.
- A wireless facility access permit would be processed for a new facility or a substantial change to an existing facility within a County right-of-way. This new permit would take the place of both a land use permit and an encroachment permit, and would be processed concurrently by Department of Conservation and Development, and Department of Public Works staff.
- A minor alteration permit would be processed for a non-substantial modification to an existing facility that has a valid permit.
- A collocation permit would be processed for a non-substantial modification on a collocation-eligible facility. The collocation-eligible facility would be a facility that has a valid land use permit and has a certified environmental document for the collocation.

The proposed ordinance includes specific location and design requirements for wireless telecommunication facility applications such as distance restrictions for new towers, placement of a wireless facility on a scenic ridge, siting of high-visibility facilities, reduction of visual and aesthetic impacts, and considerations for location in or within 300 feet of a residential district.

CEQA: In accordance with the California Environmental Quality Act Guidelines, the County has prepared an Initial Study for this project and determined that the proposed project will not result in any significant environmental impact, and therefore, has prepared a Negative Declaration. The Board of Supervisors will consider adoption of the Negative Declaration and related findings on the proposed text amendment as recommended by the County Planning Commission.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

Prior to the hearing, the Department of Conservation and Development staff will be available on Tuesday, May 24, 2016, at 8:30 a.m., in the Administration Building, 651 Pine Street, Martinez, to meet with any interested parties in order to (1) answer questions; (2) review the hearing procedures used by the Board; (3) clarify the issues being considered by the Board; and (4) provide an opportunity to identify, resolve, or narrow any differences, which remain in dispute. If you wish to attend this meeting with staff, please call Telma B. Moreira at 925-674-7783, Community Development Division, by 3:00 pm on Monday, May 23, 2016, to confirm your participation.

Date: May 10, 2016

David Twa, Clerk of the Board of Supervisors and County Administrator

By  June McHuen, Deputy Clerk



El Sobrante Chamber of Commerce

May 15, 2016

Mr. Matt Rodriguez, City Manager
City of San Pablo
13831 San Pablo Avenue
San Pablo, CA 94806

RE: San Pablo Dam Road – Masonry Sound Wall Request

Dear Mr. Rodriguez:

As this is typically the time of year cities are compiling their budget for the upcoming year, I urge the City to keep this potential project in mind for funding of any preliminary studies that might be necessary.

In your October 21, 2015 letter in response to a property and business owner's petition I submitted, you suggested possible joint City-County funding of a survey to determine the jurisdiction responsible for the wall. I followed up in a December 9, 2015 email noting "the entire Dam Road right-of-way at this location is within San Pablo's jurisdiction" and that this fact "is supported by the legal description and map accompanying the annexation records". Enclosed are copies of the above referenced correspondence and documents.

I'm enclosing copies of the annexation documents. Please consider including in San Pablo's next budget funding for such things as preliminary engineering design and construction cost estimate. This would pave the way to determine how and when actual construction of the wall might be accomplished.

Thank you for your interest in this project. I am always available to meet with you or your staff to discuss the project further.

Sincerely,

EL SOBRANTE CHAMBER OF COMMERCE
Maurice Abraham, Board Member and Beautification Committee Chair
510 243-6652 home; 408 921-9176 mobile
mpabraham@aol.com

cc: John Gioia, Supervisor, District 1, Contra Costa County w/encl.
James Lyons, District 1 Coordinator
✓ George Cleveland, Chair, El Sobrante Municipal Advisory Committee
Marie Carayanis, President, El Sobrante Chamber of Commerce

The 10 Best Marketing Strategies for Small Businesses

Come learn from industry expert, Jim Hammack, on ways to market your business using best practices in today's competitive environment.

Wednesday, June 15, 2016

7:30 - 9:00 AM

Breakfast Buffet

~~Richmond Elks Lodge~~

3931 San Pablo Dam Road

El Sobrante, CA 94803

parking in rear



Presenters:

Jim Hammack, Nerd Crossing & Vivian Wong, San Pablo EDC



Topics include:

- Online Map Listings
- Web Branding Marketing Strategies
- Keywords
- Participate in Trade Associations
- Google AdWords
- Enter a Business Award Competition
- Email Lists
- Be on YouTube
- Marketing Help with San Pablo EDC
- Website Resources



Reserve by June 10th

Make \$10 check payable to El Sobrante Chamber of Commerce

Mail check and attendee name(s) to:

El Sobrante Chamber of Commerce

3769-B San Pablo Dam Road

El Sobrante, CA 94803.

Questions? Contact Marie C. at mariecofces@yahoo.com

Appian Way Complete Streets Project

Allview Avenue to San Pablo Dam Road

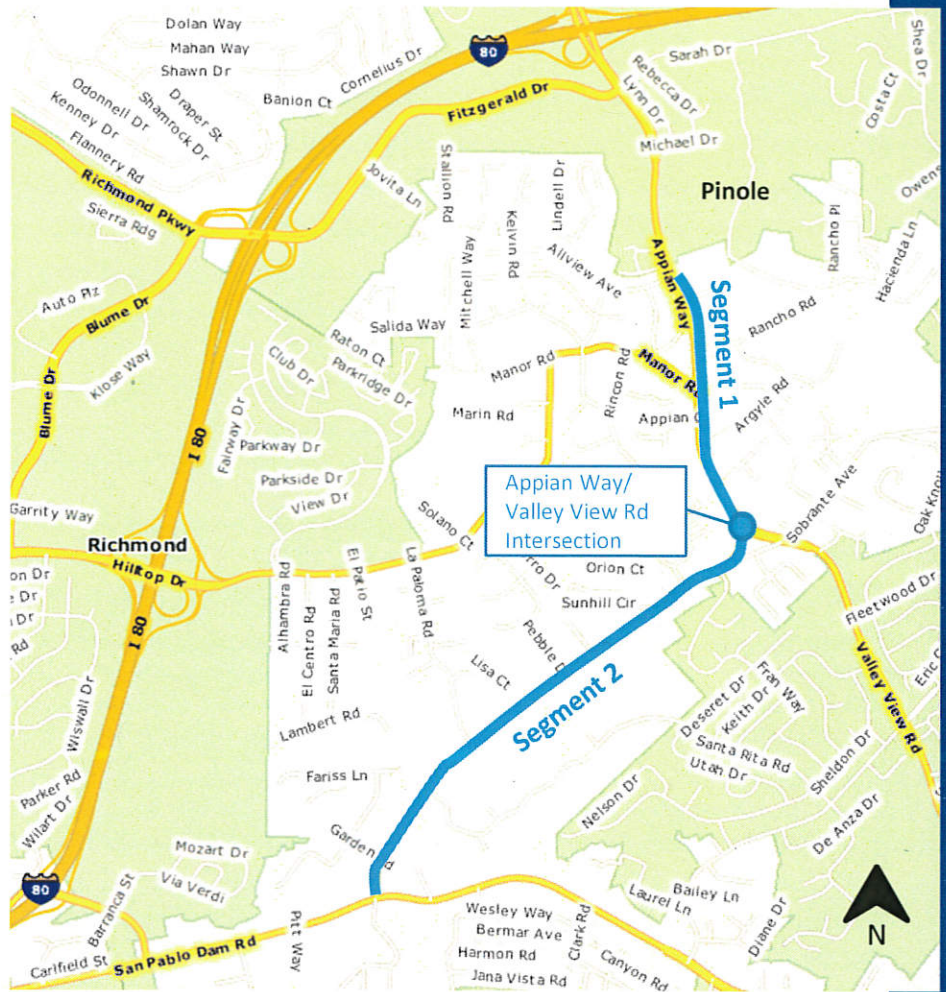
Project Location: Along Appian Way in unincorporated El Sobrante

- ❖ **Appian Way/Valley View Rd Intersection**
- ❖ **Segment 1:**
Allview Avenue to Valley View Rd
- ❖ **Segment 2:**
Valley View Road to San Pablo Dam Road

Purpose and Need:

Once a two-lane rural road, Appian Way has been improved incrementally in segments as Contra Costa County has developed. As a consequence, physical conditions within the corridor are varied. There are numerous existing gaps in pedestrian and bicycle facilities.

The purpose of the project is to enhance community identity by providing safe conditions for all modes of travel (bike, pedestrian, transit, vehicular).



Project Description:

The project will provide continuous sidewalks and bike lanes throughout the corridor. The project will also consider future/existing bus stop locations, on-street parking and sidewalk treatments, such as bulb outs and median refuge islands, while also improving access consistent with the Americans with Disabilities Act (ADA).

Project Schedule:

- ❖ Fall 2014: Community Workshops
- ❖ 2015: Concept Revisions & Cost Estimates
- ❖ Spring 2016: Additional Workshops

Example of Existing Sidewalk Gap



Contra Costa County
Public Works
Department

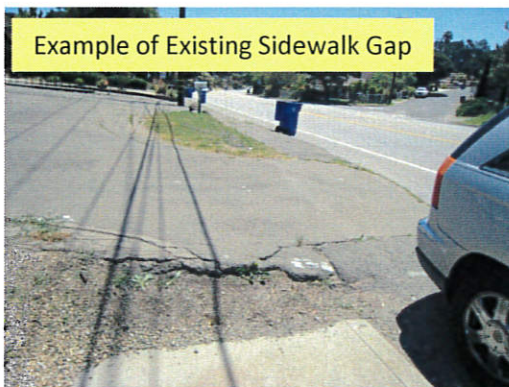
Appian Way Complete Streets Project

Allview Avenue to San Pablo Dam Road

Alternatives:

Study Area	Alternative	Estimated Total Cost
Appian Way/Valley View Rd Intersection	Roundabout option	\$ 3-4 million
	Compact Tee option	\$ 3-4 million
<u>Segment 1</u> : Allview Avenue to Valley View Intersection	Provide on-street bike lanes and fill gaps in sidewalk to provide continuous sidewalk.	\$ 6.5 million
<u>Segment 2</u> : Valley View Intersection to San Pablo Dam Road	Sidewalk with NO medians – Continuous ADA compliant sidewalk and driveways with bulb-outs, pedestrian enhancements, and center turn lane.	\$ 6.0 million
	Sidewalk with medians - Continuous ADA compliant sidewalk and driveways with bulb-outs, pedestrian enhancements, and center medians.	\$ 7.3 million

Notes: Estimated total costs include design, environmental clearance, right-of-way acquisition, and construction. Cost estimates include costs to meet stormwater treatment requirements, but do not include general landscaping.



Funding Status:

- ❖ Preliminary engineering for this project is funded by Contra Costa County.
- ❖ The County is seeking funding for the final design, environmental, right of way, and construction phases.



Project Contact: Nancy C Wein, Senior Civil Engineer, nancy.wein@pw.cccounty.us, (925) 313-2275, or Angela Villar, Associate Civil Engineer, angela.villar@pw.cccounty.us, (925) 313-2016

Project Website: <http://www.contracosta.ca.gov/6031/Appian-Way-Complete-Streets-Project>